

Knightsen Town Advisory Council



Kim Carone, Chair

**Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513
925-252-4500**

Kim Carone, Chair
Andrew Steudle, Vice Chair
Debbie Allsup, Councilmember
Maria Jehs, Councilmember
Karen Reyna, Councilmember

*The Knightsen Town Advisory Council serves as an advisory body to the
Contra Costa County Board of Supervisors.*

Knightsen TAC AGENDA

**Tuesday, August 18, 2020
7:30p.m.**

To slow the spread of COVID-19, the Contra Costa County Health Officer's Shelter Order prevents public gatherings. In lieu of a public gathering, the Byron Municipal Advisory Council Meeting will be accessible via teleconference to all members of the public as permitted by the Governor's Executive Order N-29-20.

Board meetings can be accessed via Zoom:

<https://cccouny-us.zoom.us/j/2830849836>

or

**Dial In: (888) 278-0254
Conference code: 142291**

To access the full agenda packet, please visit:

<https://www.contracosta.ca.gov/AgendaCenter/ViewFile/Agenda/2856?html=true>

The Knightsen Town Advisory Council will provide reasonable accommodations for persons with disabilities planning to attend the meeting. Please contact Lea Castleberry at least 72 hours before the meeting at (925) 252-4500.

Materials distributed for the meeting are available for viewing at the District III Brentwood Office.

1. Call to Order/Roll Call/Pledge of Allegiance

2. Approval of Agenda

3. Public Comment (3 minutes per speaker) *Time is allotted under Public Comment for those persons who wish to speak for up to three minutes on any item NOT on the agenda. Persons who wish to speak on matters on the agenda will be heard for up to three minutes when the Chair calls for comments. After persons have spoken on an agenda item, the hearing can be closed by the Chair and the matter is subject to discussion and action by the TAC. Persons wishing to speak are requested to fill out a speaker card.*

4. Agency Reports

- a. Contra Costa Sheriff's Department
- b. California Highway Patrol
- c. East Contra Costa Fire Protection District
- d. Knightsen Community Services District
- e. Office of Supervisor Diane Burgis

5. Consent Items

All matters listed under Consent Items are considered by the TAC to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a member of the TAC or a member of the public prior to the time the TAC votes on the motion to adopt.

- a. APPROVE Draft Record of Actions – July 21, 2020

6. Presentations

- a. Knightsen Wetlands Restoration Project Overview (*Abby Fateman, East Contra Costa County Habitat Conservancy and Mitch Avalon, County Public Works*)
- b. Update on Covid-19 for Contra Costa County (*Lea Castleberry, Office of Supervisor Diane Burgis*)

7. Items for Action and/or Discussion

- a. Agency Comment Request LP20-2037: Applicant requests a Land Use Permit to expand an existing Commercial Marina to include camping and storage. (*Applicant, Darren Clow, Holland Riverside Marina*)
- b. Update on Downtown Knightsen Beautification

8. Committee Reports/Member Reports

- a. Code Enforcement

9. Correspondence (R= Received S=Sent)

- a. R-07/15/20 Contra Costa County Zoning Administrator Agenda for July 20, 2020
- b. R-07/29/20 Contra Costa County Zoning Administrator Agenda for August 3, 2020
- c. R-08/03/20 County Planning Commission Agenda for August 12, 2020

10. Future Agenda Items

- a. Discuss Community Events (*Chair Kim Carone*)

11. Adjourn

Knightsen Town Advisory Council



Kim Carone, Chair

Office of Supervisor Diane Burgis
Contact: Lea Castleberry
3361 Walnut Blvd., Suite 140
Brentwood, CA 94513

Respectfully submitted by:
Deputy Chief of Staff, Lea Castleberry

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Contra Costa County Board of Supervisors and the County Planning Agency.*

Draft Record of Actions

7:30 p.m.

July 21, 2020

MEMBERS PRESENT: Chair Kim Carone (late), Vice Chair Andrew Steudle, Councilmember Debbie Allsup, Councilmember Maria Jehs, Councilmember Karen Reyna

MEMBERS ABSENT:

PRESENTATION OF COLORS: Led by Vice Chair Andre Steudle

APPROVAL OF AGENDA: Motion to approve the agenda as presented made by Councilmember Allsup. Second made by Councilmember Jehs. Motion carried: 4-0. AYES: Allsup, Jehs, Reyna and Steudle.

PUBLIC COMMENT:

Chester Holms – Thank you to Public Works for the road resurfacing.

AGENCY REPORTS:

- a. **Office of the Sheriff:** Lt. Johnson provided the activity report for the month of June; provided an update on the Knightsen standdown, hemp farm on Orwood Road, and Holland Tract fire; Lieutenant is assigning an A-Unit to perform street patrol.
- b. **California Highway Patrol:** Officer Donnie Thomas provided the activity report for the month of June.
- c. **East Contra Costa Fire Protection District:** Battalion Chief Ross Macumber provided the activity report for the month of June and July; Weed abatement enforcement will be going before Fire Board August 9th at 6:30pm. Director Steve Smith provided an update on the East Contra Costa Fire Board policies and activities; virtual fire town halls coming soon.
- d. **Knightsen Town Community Services District:** No Report.
- e. **Office of Supervisor Diane Burgis:** Lea Castleberry, Deputy Chief of Staff provided an update on the Census 2020; chip seal project throughout Knightsen; County Flood Control planning a town hall in September to discuss potential impacts to Knightsen community should the Knightsen Town CSD dissolve.

CONSENT ITEMS:

- a. **Approval of the Record of Actions for June 16, 2020:** Motion to approve the draft record of actions as presented made by Vice Chair Steudle. Second made by Councilmember Reyna. Motion carried: 5-0. AYES: Allsup, Carone, Jehs, Reyna and Steudle.

PRESENTATIONS

- a. **Update on Covid-19 for Contra Costa County:** Lea Castleberry, Office of Supervisor Diane Burgis provided an update on Covid-19 and Shelter-In-Place Order for Contra Costa County.

ITEMS FOR DISCUSSION AND/OR ACTION:

- a. **Update on Downtown Knightsen Beautification:** Chair Carone discussed the County's concerns over liability and proposed another approach to beautify the area. Chair Carone suggested using the funds already dedicated to the downtown beautification project towards the community welcome sign, lights and drought-resistant plants in a non-fixtured base. Vice Chair Steudle made contact with Jerry Sezar who will allow access to his water line to water the non-fixtured base plants. Vice Chair Steudle also recommended we use whatever money may be left from the beautification budget to plant trees on the main street in front of the post office. Councilmember Jehs had concerns over who would water the trees and if a permit would be required. Councilmember Jehs recommended we bring this item back to the board next meeting while we continue to work out some of the issues still in question. Vice Chair Steudle made the motion to move forward with the welcome sign improvements, lights and non-fixtured plants and bring the tree issue back to the board next month while we continue to work out those details. Second made by Councilmember Allsup. Motion carried: 5-0. AYES: Allsup, Carone, Jehs, Reyna
This meeting record is provided pursuant to Better Government Ordinance 95-6, Article 25-2.205(d) of the Contra Costa County Ordinance Code.

and Steudle.

COMMITTEE REPORTS/MEMBER REPORTS

- a. **Code Enforcement:** Chair Carone reminded the community you can file a complaint online through the County's Code Enforcement website.

CORRESPONDANCE/ANNOUNCEMENTS

- a. R-06/16/20 Contra Costa County Planning Commission Cancellation Notice for June 24, 2020
- b. R-07/01/20 Contra Costa County Zoning Administrator Agenda for July 6, 2020
- c. R-06/24/20 Contra Costa County Planning Commission Cancellation Notice for July 8, 2020
- d. R-07/09/20 Contra Costa County Planning Commission Cancellation Notice for July 22, 2020

FUTURE AGENDA ITEMS

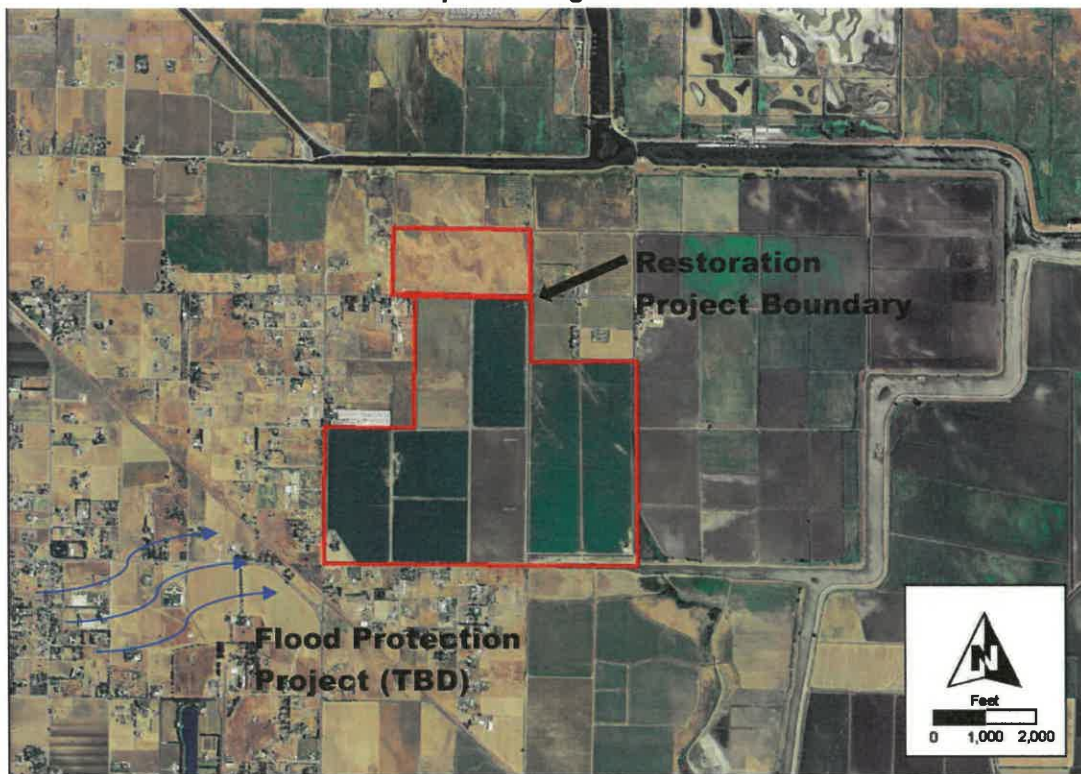
- a. September Agenda – Update on Knightsen Wetlands Project (Abby Fateman, Habitat Conservancy)
- b. Discuss Community Events (Chair Kim Carone)

ADJOURMENT

There being no further business before the Knightsen Town Advisory Council, Chair Carone adjourned the meeting at 8:38pm. The next regularly scheduled Knightsen Town Advisory Council meeting on August 18, 2020 at 7:30p.m. and location to be determined due to Covid-19.

Knightsen Bio-Filter Concept Restoration Project and Flood Protection Project

Updated August 2020



Working to improve flood protection has been an important, long-term endeavor for the community of Knightsen. After the flooding in 1997, work began to define a project that subsequently became known as the Knightsen Bio-Filter. The community has reached several milestones over the years in moving this project forward, including a 1998 drainage report, 2002 feasibility study, 2013 restoration study, and formation of the Knightsen Community Services District. The East Bay Regional Park District now owns a large property on the east edge of town and is interested in restoring it. The Knightsen Bio-Filter has since morphed into two separate projects.

Restoration Project. The property, outlined in red above, was acquired for the Park District by the East Contra Costa County Habitat Conservancy, who will also be managing the restoration project. The historic Delta shoreline bisects the property allowing restoration of tidal wetlands on one side, oak savanna on the other side, and alkali meadow habitat in the middle. There are also rare inland sand dunes on a portion of the property that offer unique habitat restoration opportunities. More information is available on the project website: <https://www.contracosta.ca.gov/7624/Knightsen-Wetland-Restoration-Project>

Flood Protection Project. A good portion of stormwater from Knightsen drains towards the Restoration property, but not in an efficient manner. Undersized drainage pipes and a circuitous drainage route result in floodwaters backing up and community flooding. The Flood Protection project will upgrade certain drainage pipes and provide a more direct route to the Restoration property. These improvements will reduce community flooding. Once stormwater enters the Restoration property it will flow through the wetlands and be naturally treated before entering No-Name Slough.

Knightsen Wetland Restoration Project Overview



Knightsen Town Advisory Council
Date: Thursday, August 18, 2020

1

1

Project Partners

East Contra Costa County Habitat Conservancy

- Land conservation
- Habitat restoration targeting threatened and endangered species



East Bay Regional Park District

- Land conservation
- Recreation
- Preservation of natural and cultural resources



2

2

Presentation Overview

- Provide a history and overview of the project.
- Talk about what work is happening currently on the wetland restoration project development.

3

2 Projects

Knightsen Wetland Restoration Project



Flood Protection Project



4

Knightsen Wetland Restoration Project

Primary Purpose is:

- Habitat restoration

Additional local community benefits are:

- Receive run-off from Knightsen to support flood protection efforts
- Protect Veale Tract from flood water
- Improve Delta water quality
- Potential to provide a recreation opportunity



Funding: ECCC Habitat Conservancy, East Bay Regional Park District, State and Federal grant funds.

The property acquisition (2015) and subsequent grant proposals to develop a multi-objective habitat restoration project that includes elements to support flood protection for the community were supported by the Knightsen Community Services District (2015 and 2017).

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Knightsen Flood Protection Project

Primary Purpose is:

- Flood management, Drainage Improvements and Flood Protection

Additional goals are:

- Coordinate with the Wetland Restoration Project to move water more efficiently out of the community.



Funding: Knightsen CSD fees, potential future grant funds from the State.

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Background on the Projects

Flood events in the 1980s and 1990s resulted in the community and the County mobilizing around flood management.

Activities include: Studies/Assessments of the flooding issues, establishment of a CSD with jurisdiction over flood management, and securing a site for a multi-objective project: habitat and flood attenuation.

Early reports:

1998: Knightsen Drainage Improvement Assessment (Mattern Report)

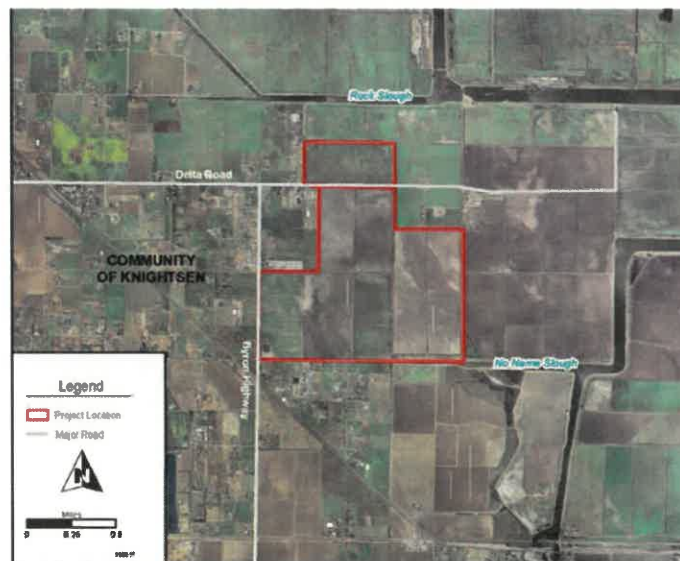
2002: Water Quality Wetland Feasibility Assessment (Philip-Williams and Associates)

2013: Knightsen Habitat Restoration Feasibility Study (ESA)

7

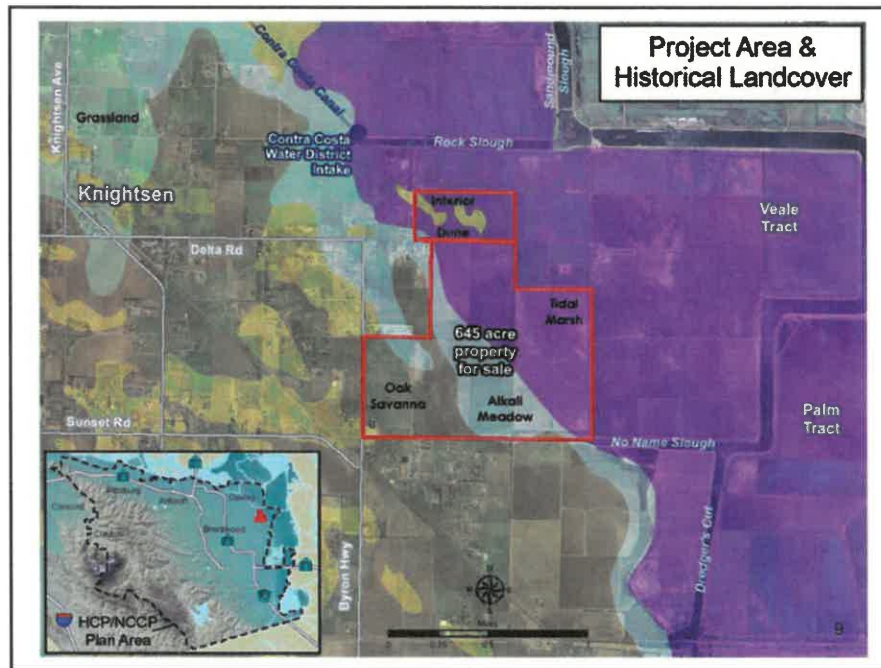
7

Nunn Property



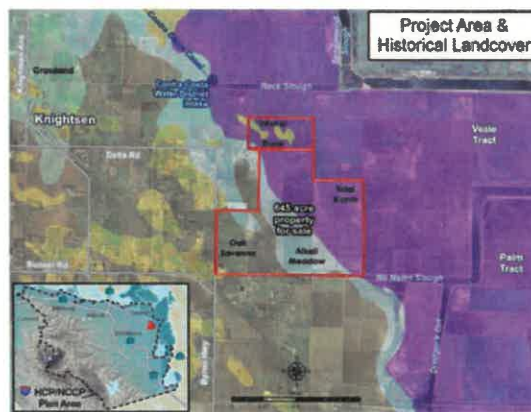
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8



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Habitat Restoration Opportunities



- Tidal Marsh
- Alkali Meadow
- Oak Savanna
- Sand Dune

10

10

Tidal Marsh Habitat



11

11

Alkali Meadow and Seasonal Wetland Complex



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Interior Sand Dune Habitat



Remnant Dunes on Nunn



Antioch Dunes

13

13

Oak Savanna



14

Unique opportunities for Natural and Community Benefits

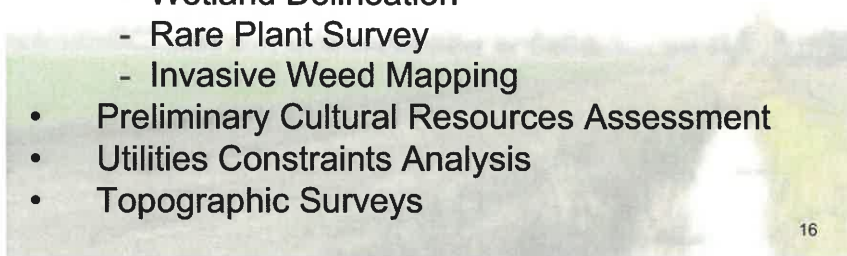
- Wildlife and Habitat Restoration
- Recreation
- Flood Safety
- Water Quality



15

Research and Studies

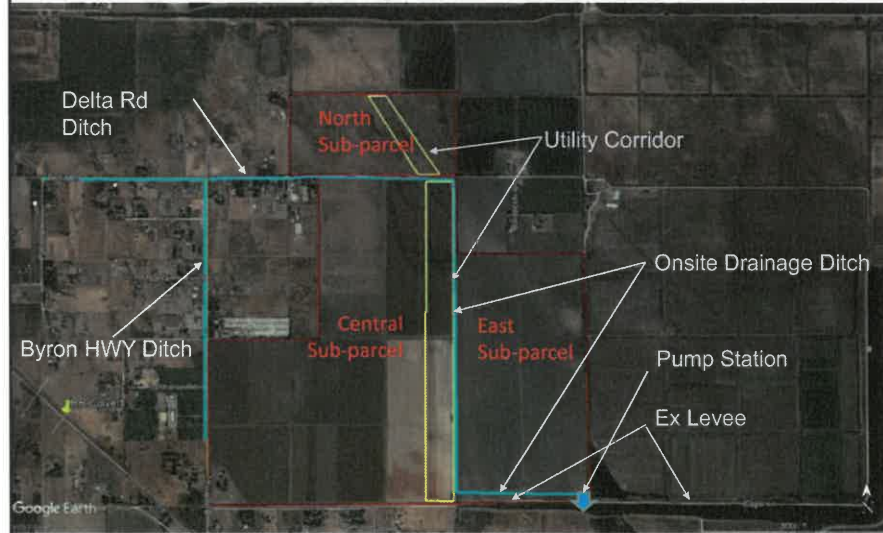
- Surface Water Hydrologic Assessment
- Groundwater & Water Quality Monitoring
- Soils Investigation and Analysis
- Cultural Resources
- Biological Resources Assessment
 - Habitat Assessment
 - Wetland Delineation
 - Rare Plant Survey
 - Invasive Weed Mapping
- Preliminary Cultural Resources Assessment
- Utilities Constraints Analysis
- Topographic Surveys



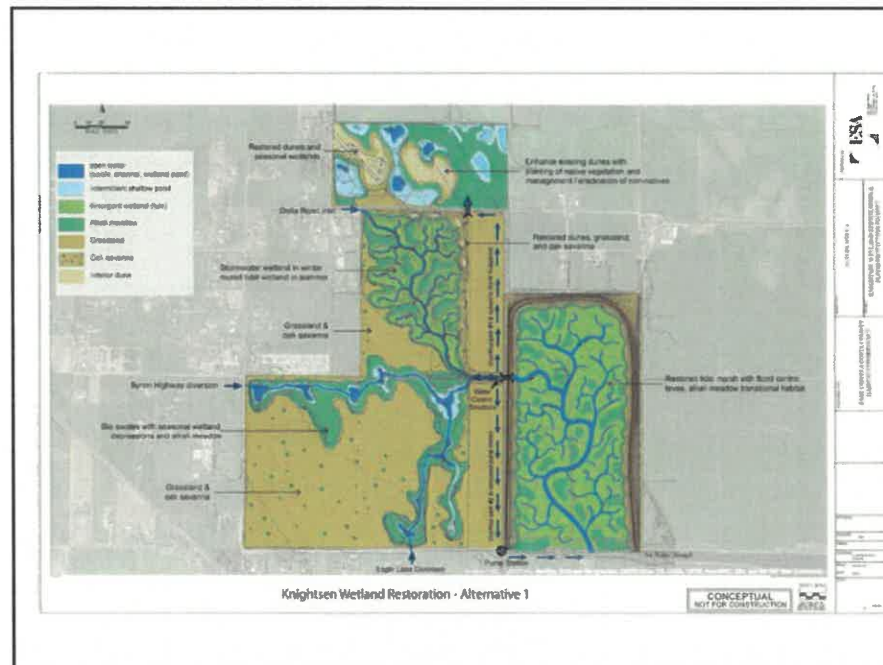
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16

Conservancy / Nunn Parcel Existing Constraints



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What is next (short-term)?

- Compiling and analyzing data from recent soil and ground water investigations and integrating that information into the concept designs.
- To answer additional questions posed by the community (via the KTCSD), we are going to ask some property owners adjacent to the project site for permission to sample well water.
- Additional outreach meetings to discuss results of studies and project design (Conservancy sponsored meetings)

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What is next (longer-term)?

- On-going opportunities to engage in the project design and storm water management (and how the two actions relate.)
- Figuring out storm water management in Knightsen. **Knightsen Town Hall Meeting Drainage services before, during and after the CSD: September 1, 2020.** (County sponsored meeting)
- Continued work to eventually finalize project design.

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A presentation slide for the Knightsen Wetland Project. The background is a photograph of a wetland landscape with a blue sky and green fields. The text is overlaid on the top half of the image.

Knightsen Wetland Project

Project Website :

<https://www.contracosta.ca.gov/7624/Knightsen-Wetland-Restoration-Project>

- Project information
- Background reports
- Updates on what is happening on site
- Join the email list

23

Date _____

<u>DISTRIBUTION</u>	
<u>INTERNAL</u>	
<input checked="" type="checkbox"/> Building Inspection	Grading Inspection
Advance Planning	Housing Programs
Trans. Planning	Telecom Planner
ALUC Staff	HCP/NCCP Staff
APC PW Staff	County Geologist
<u>HEALTH SERVICES DEPARTMENT</u>	
Environmental Health	Hazardous Materials
<u>PUBLIC WORKS DEPARTMENT</u>	
<input checked="" type="checkbox"/> Engineering Services (1 Full-size + 3 email Contacts)	
Traffic	
Flood Control (Full-size)	Special Districts
<u>LOCAL</u>	
<input checked="" type="checkbox"/> Fire District _____	
San Ramon Valley – (email) rwendel@srvfire.ca.gov	
Consolidated – (email) fire@cccfd.org	
<input checked="" type="checkbox"/> East CCC – (email) brodriguez@eccfpd.org	
Sanitary District _____	
Water District _____	
City of _____	
School District(s) _____	
LAFCO	
<input checked="" type="checkbox"/> Reclamation District # <u>2025</u>	
East Bay Regional Park District	
Diablo/Discovery Bay/Crockett CSD	
<input checked="" type="checkbox"/> MAC/TAC <u>Knightsen TAC</u>	
Improvement/Community Association	
CC Mosquito & Vector Control Dist (email)	
<u>OTHERS/NON-LOCAL</u>	
CHRIS (email only: nwic@sonoma.edu)	
CA Fish and Wildlife, Region 3 – Bay Delta	
Native American Tribes	
<u>ADDITIONAL RECIPIENTS</u>	
Delta Conservancy	

<u>Please submit your comments to:</u>	
Project Planner	<u>Joseph Lawlor</u>
Phone #	<u>925-674-7802</u>
E-mail	<u>joseph.lawlor@dcd.cccounty.us</u>
County File #	<u>LP20-2037</u>
Prior to	<u>August 30, 2020</u>

We have found the following special programs apply to this application:	
Active Fault Zone (Alquist-Priolo)	
<input checked="" type="checkbox"/>	Flood Hazard Area, Panel # _____
60-dBA Noise Control	
CA EPA Hazardous Waste Site	

AGENCIES: Please indicate the applicable code section for any recommendation required by law or ordinance. Please send copies of your response to the Applicant and Owner.	
Comments:	None Below Attached
Print Name _____	
Signature _____	DATE _____
Agency phone # _____	



Planning Application
Department of Conservation and Development
Community Development Division

30 Muir Road
 Martinez, CA 94553
 (925) 674-7200
www.cccounty.us

PROJECT DATA

Total Parcel Size: _____
 Proposed Number of Units: _____
 Proposed Square Footage: _____
 Estimated Project Value: _____

TYPE OF APPLICATION (Mark all that apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> ACCESSORY DWELLING UNIT (ADU)/JUNIOR ADU | <input type="checkbox"/> GENERAL PLAN AMENDMENT/FEASIBILITY STUDY | <input type="checkbox"/> REZONING |
| <input type="checkbox"/> ADMINISTRATIVE REVIEW
(former Redevelopment Area) | <input checked="" type="checkbox"/> LAND USE PERMIT | <input type="checkbox"/> TREE PERMIT |
| <input type="checkbox"/> CERTIFICATE OF COMPLIANCE | <input type="checkbox"/> LOT LINE ADJUSTMENT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPLIANCE REVIEW | <input type="checkbox"/> MAJOR <input type="checkbox"/> MINOR SUBDIVISION | <input type="checkbox"/> WIRELESS _____ |
| <input type="checkbox"/> DEVELOPMENT PLAN | <input type="checkbox"/> PLANNING CONSIDERATION | <input type="checkbox"/> OTHER _____ |

PROPERTY OWNER OR AGENT AUTHORIZATION

NAME: Darren Clow
 ADDRESS: 5480 Fairway Court
 CITY, STATE: Discovery Bay, CA ZIP: 94505
 PHONE #: 925-584-4906
 EMAIL: sundesertconst@aol.com

☒ I am the property owner and hereby authorize the filing of this application.

SIGNATURE: _____

APPLICANT (MAIN CONTACT INFORMATION)

NAME: Lars Andersen & Associates, Inc - Dan Zoldak
 ADDRESS: 4694 W Jacquelyn Ave
 CITY, STATE: Fresno, CA ZIP: 93722
 PHONE #: 559-276-2790 Ext 117
 EMAIL: DZoldak@larsandersen.com

☐ Check here if billings are to be sent to applicant rather than owner.

SIGNATURE: _____

Project Description:

The site is for proposed boat storage, RV camping and Campground at the above aforementioned property.

*****FOR OFFICE USE ONLY*****

Project Description:

The applicant requests a Land Use Permit to expand an existing
 Commercial Marina to include camping and storage.

Property Description:

	TYPE OF FEE	FEE	CODE	ASSESSOR'S #: 023-040-028
Area: Brentwood	*Base Fee/Deposit	\$ 5500	S-	Site Address: 7000 Holland Tract Road
Fire District: East CoCo	Late Filing Penalty (+50% of above if applicable)	\$ ---	S-066	Zoning District: A-2, R-B
Sphere of Influence: N/A	½% Est. Value over \$100,000	\$ ----	S-029	General Plan: DR
Flood Zone: AE	#Units/Lots _____ x \$ _____ _____ Sq. Ft. x \$ _____	\$ ----	S-014	Census Tract: 3010
x-ref Files:	Notification Fee	\$15.00 \$30.00	S-052	Substandard Lot: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	Fish & Game Posting (if not CEQA exempt)	\$75.00	S-048	Supervisory District: 3
	Environmental Health Dept.	\$57.00	5884	Received By: J. Lawlor
Concurrent Files:	TOTAL	\$ 5,662		Date Filed: 07/29/2020
*Additional fees based on time and materials will be charged if staff costs exceed base fee.				File #: LP20-2037

APPLICATION SUBMITTAL ON REVERSE

General Plan: DR



Legend

- City Limits
Highways
Highways Bay Area
General Plan
- SV (Single Family Residential - Ver)
 - SL (Single Family Residential - Low)
 - SM (Single Family Residential - Me)
 - SH (Single Family Residential - Hg)
 - ML (Multiple Family Residential - Lc)
 - MM (Multiple Family Residential - Iv)
 - MH (Multiple Family Residential - H)
 - MV (Multiple Family Residential - V)
 - MS (Multiple Family Residential - V)
 - CS (Congregate Care/Senior Housing)
 - MO (Mobile Home)
 - M-1 (Parker Avenue Mixed Use)
 - M-2 (Downtown/Waterfront Roadside)
 - M-3 (Pleasant Hill BART Mixed Use)
 - M-4 (Willow Pass Road Mixed Use)
 - M-5 (Willow Pass Road Commerce)
 - M-6 (Bay Point Residential Mixed U)
 - M-7 (Rittsburg Bay Point BART Site)
 - M-8 (Dougherty Valley Village Court)
 - M-9 (Montalvin Manor Mixed Use)
 - M-10 (Willow Pass Business Park A)
 - M-11 (Apian Way Mixed Use)
 - M-12 (Triangle Area Mixed Use)
 - M-13 (San Pablo Dam Road Mixed Use)
 - M-14 (Heritage Mixed Use)
 - CO (Commercial)
 - OF (Office)
 - BP (Business Park)
 - LI (Light Industry)
 - HI (Heavy Industry)
 - AL OIBA (Agricultural Lands & Off)
 - CR (Commercial Recreation)
 - AGO (Airport Commercial)
 - LF (Landfill)
 - PS (Public/Semi-Public)

1:9,028



This map is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

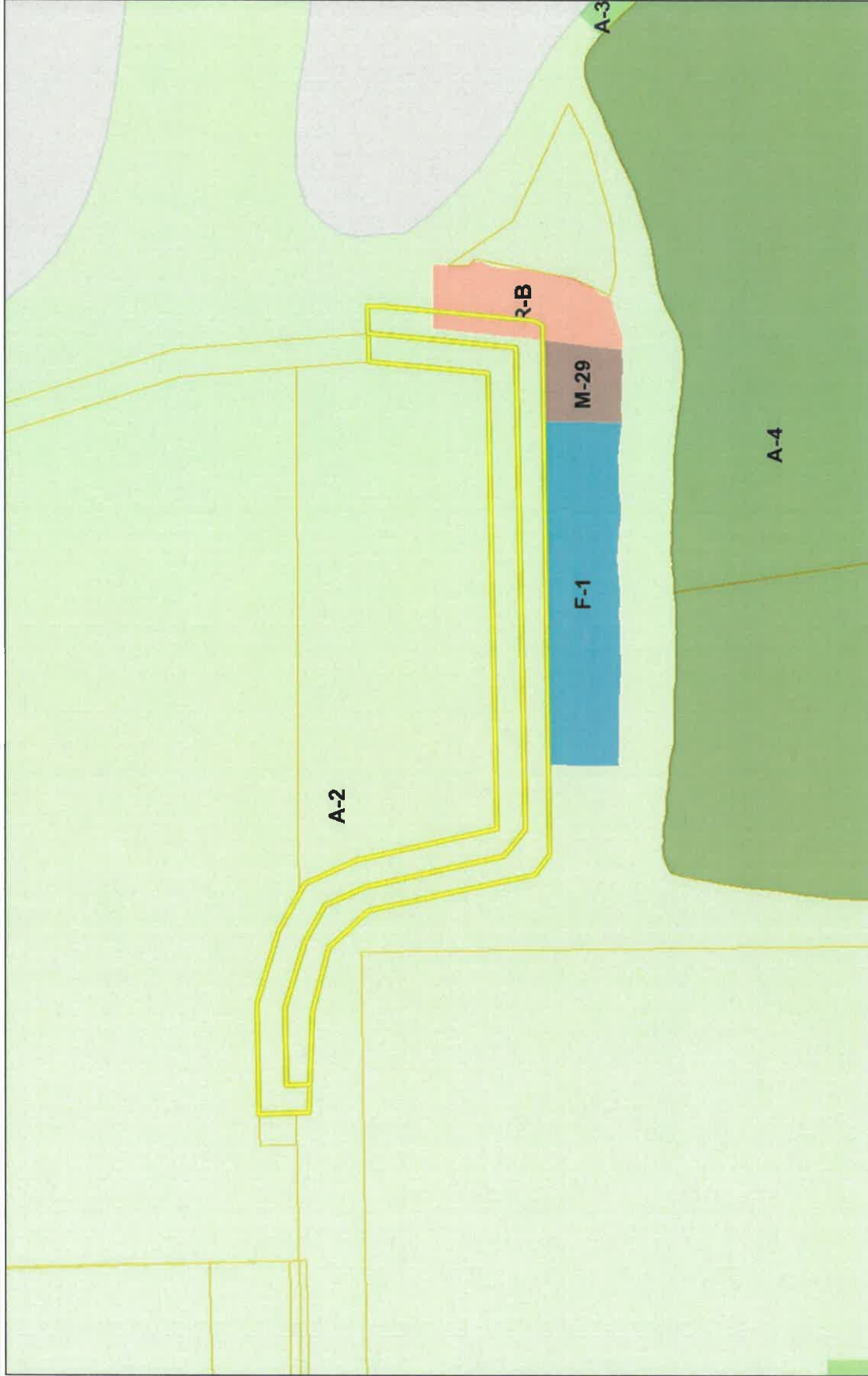
0.3 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

Notes

Contra Costa County -DOT GIS

Zoning: A-2, R-B



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or complete. THIS MAP IS NOT TO BE USED FOR NAVIGATION.



- Legend**
- City Limits
 - Highways
 - Highways Bay Area
 - Zoning
 - R-6 (Single Family Residential)
 - R-6-FU (Single Family Residential Combining District)
 - R-6-FH-UE (Single Family Residential Urban Farm Animal Exclusion Combining District)
 - R-6-SD-1 (Single Family Residential Hillside Development Combining District)
 - R-6-TDV-K (Single Family Residential View Ordinance and Kensington Cc Exclusion Combining District)
 - R-6-UE (Single Family Residential Exclusion Combining District)
 - R-6-X (Single Family Residential Combining District)
 - R-7 (Single Family Residential)
 - R-7-X (Single Family Residential Combining District)
 - R-10 (Single Family Residential)
 - R-10-UE (Single Family Residential Exclusion Combining District)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20-UE (Single Family Residential Exclusion Combining District)
 - R-40 (Single Family Residential)
 - R-40-FU (Single Family Residential Urban Farm Animal Exclusion Combining District)
 - R-40-FH-UE (Single Family Residential Urban Farm Animal Exclusion Combining District)
 - R-40-UE (Single Family Residential Exclusion Combining District)
 - R-45 (Single Family Residential)
 - R-100 (Single Family Residential)
 - D-1 (Two Family Residential)
 - D-1-T (Two Family Residential - Tripartite)
 - D-1-UE (Spaced Unit - Urban Farm Combining District)
 - M-12 (Multiple Family Residential)
 - M-12-FH (Multiple Family Residential Combining District)
 - M-17 (Multiple Family Residential)
 - M-29 (Multiple Family Residential)
 - F-R (Forestry Recreational)

1:9,028

Notes

Contra Costa County -DOT GIS

Aerial



WGS_1984_Web_Mercator_Auxiliary_Sphere



- Legend
- City Limits
 - Highways
 - Highways Bay Area
 - County Boundary
 - Bay Area Counties
 - Assessor Parcels
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations

1:9,028



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be available in the current version of the software used to generate this map.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Costa Rica County - DOT GIS

7000 HOLLAND TRACT RD.
BRENTWOOD, CA 94513

RECEIVED on 07/30/2020
By Contra Costa County
Department of Conservation and Development

PROJECT INFORMATION

PROJECT LOCATION

7000 HOLLAND TRACT ROAD
BRENTWOOD CA. 94513

PROJECT DESCRIPTION

PROPOSED ± 50.78 AC MARINA ALONG HOLLAND TRACT ROAD WITH ±300 STORAGE UNITS.

ASSESSOR'S PARCEL NUMBER

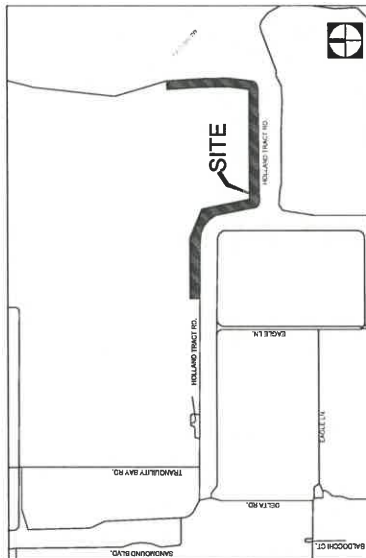
APN: 073-040-028-5

FLOOD ZONE INFORMATION

THIS PROPERTY LIES IN ZONE "AE", WITH AN ELEVATION OF 8 FEET, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COUNTY OF CONTRA COSTA AND INCORPORATED AREAS, CA, MAP NO. 00013C0390F DATED JUNE 18, 2009.

ZONE "AE" IS DESCRIBED AS "FLOOD ZONE WITH BFE"

SITE VICINITY MAP



SHEET INDEX

- ☐ SHEET 1
☐ SHEETS 2-5
☐ SHEET 6
☐ SHEET 7
☐ SHEET 8
☐ SHEET 9

HOLLAND RIVERSIDE MARINA
7000 HOLLAND TRACT RD
BRENTWOOD, CA 94513

DANIEL J. ZOLKOFF
FELONY

DATE: 5/19/2020

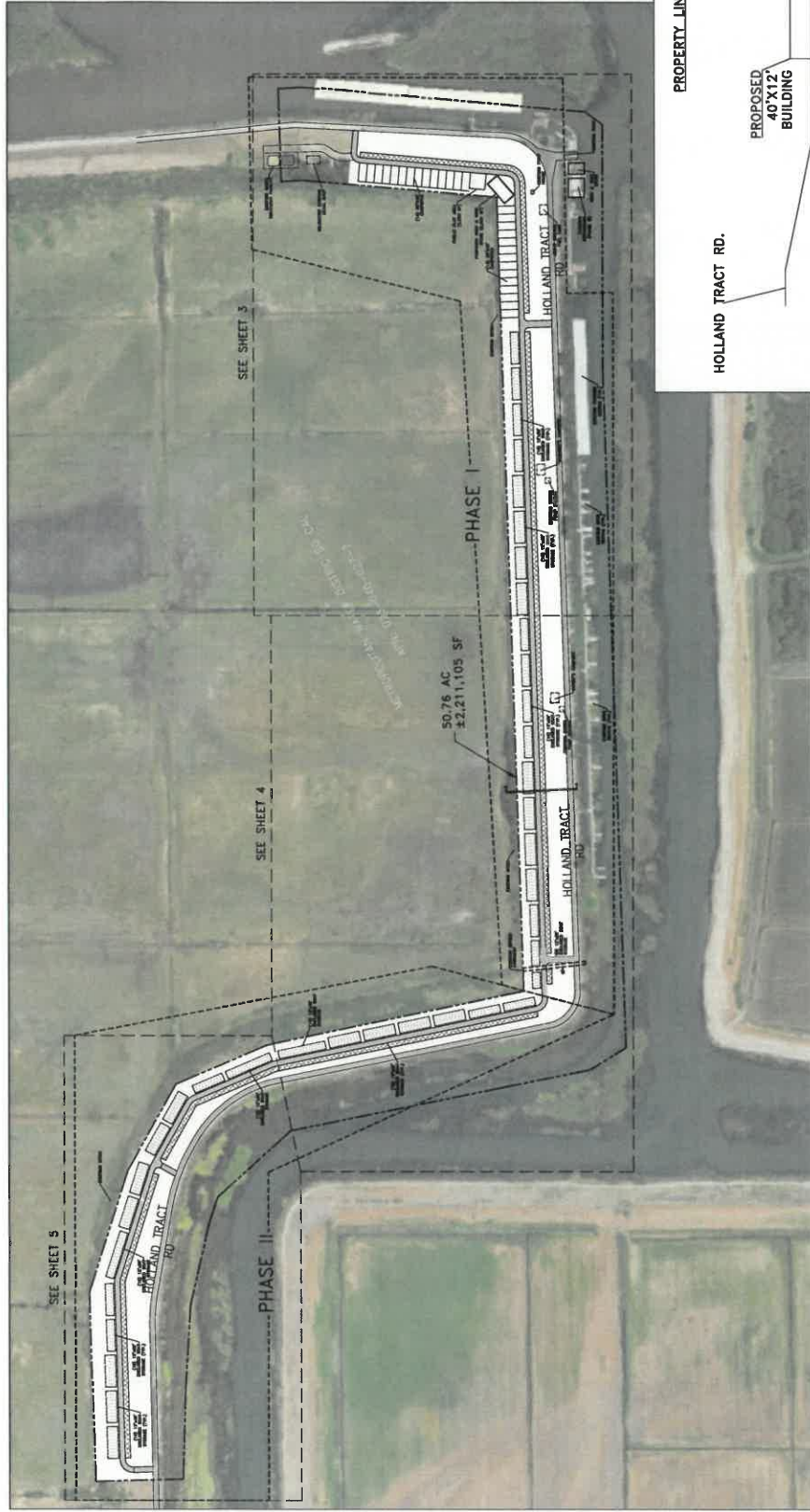
1 OF 9

REVISION DATE:	8/3/20
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DESCRIPTION _____ NO. _____ DATE _____

REVISIONS AND/OR APPENDA

- LEGEND**
- PROPOSED ALL WEATHER ROAD
 - PROPOSED ALL WEATHER PARKING



PROJECT DATA

UNIT	QTY
PHASE I	105
12'X30' STORAGE UNITS	80
12'X40' STORAGE UNITS	28
30'X70' RV PARKING	95
PHASE II	110
12'X30' STORAGE UNITS	110
PHASE III	1
16,500 SF FLOATING RESAURANT	

SITE DATA

AC	SF
SITE AREA	2,211,105
IMPERVIOUS AREA	12,130



REVISIONS AND/OR ADDENDS

NO.	DATE	DESCRIPTION
1	5/18/2020	REVISION DATE: 5/18/2020





- LEGEND**
- PROPOSED ALL-WEATHER ROAD
 - PROPOSED ALL-WEATHER PARKING



REVISION DATE	8/7/20
DATE	5/19/2020
3 OF 9 REVISIONS AND/OR APPENDS	

SITE PLAN

HOLLAND RIVERSIDE MARINA
7000 HOLLAND TRACT RD
BRENTWOOD, CA 94515

LARS ANDERSEN & ASSOCIATES, INC.
 1710 20th Street, Suite 200
 San Francisco, CA 94114
 TEL: 415.774.1000 FAX: 415.774.1001
 WWW.LARSANDERSEN.COM



REVISION	DATE	BY	APP'D
1	5/19/2020		
REVISIONS AND/OR ADDENDA			



- LEGEND**
- PROPOSED ALL-WEATHER ROAD
 - PROPOSED ALL-WEATHER PARKING

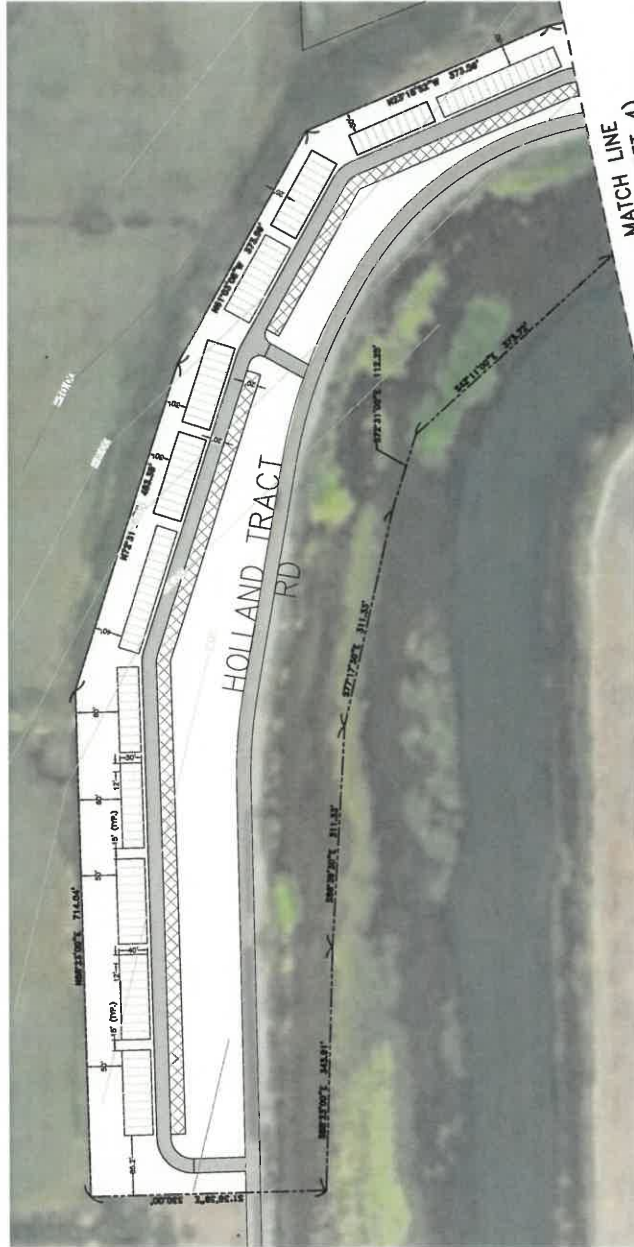
MATCH LINE
(SEE SHEET 5)

MATCH LINE
(SEE SHEET 3)



REVISION DATE	BY	DATE
4/7/20		

REVISIONS AND/OR ADDENDA
 SCALE 1"=80'



- LEGEND**
- PROPOSED ALL-WEATHER ROAD
 - ▨ PROPOSED ALL-WEATHER PARKING



DATE: 5/19/2020
6 OF 9

REVISIONS AND/OR ADDENDA
NO.
DATE
DESCRIPTION

DANIEL J. ZOLNER
DATE:

HOLLAND RIVERSIDE MARINA
7000 HOLLAND TRACT RD
BRENTWOOD, CA 94513

FLOOR PLAN
30' X 12'

LAKE ANDERSON & ASSOCIATES, INC.
10000 LAKE ANDERSON BLVD., SUITE 100
DUBLIN, CA 94568
TEL: 925-835-1700 FAX: 925-835-1701
WWW.LAKEANDERSON.COM



DESCRIPTION		NO.	DATE

REVISIONS AND/OR ADDENDA



DATE: 5/19/2020
8 OF 9

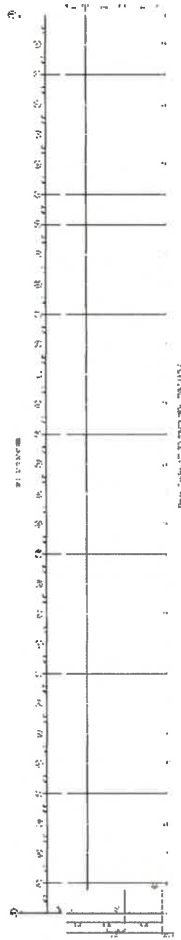
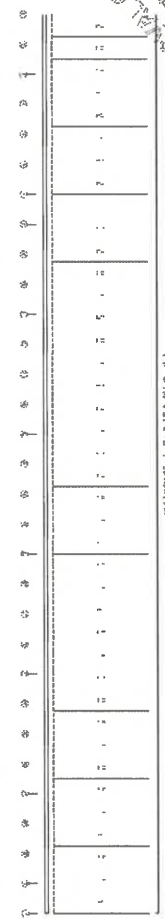
REVISION	DATE	BY	DATE
1	5/19/20		
2			
3			
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6			
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HOLLAND RIVERSIDE MARINA
7000 HOLLAND TRACT RD
BRENTWOOD, CA 94513

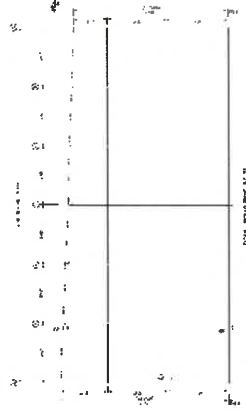
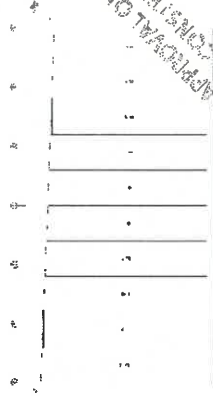
ELEVATIONS 30' X 12'

LAURENCE & ASSOCIATES, INC.
1000 WEST JACOBSON AVENUE, SUITE 200
SAN JOSE, CALIFORNIA 95128
TEL: 408-955-1000 FAX: 408-955-1001
WWW.LAURENCE-CA.COM

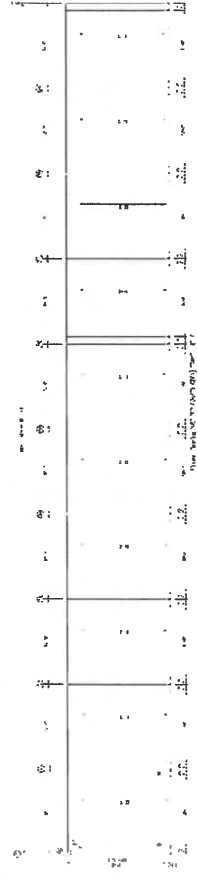
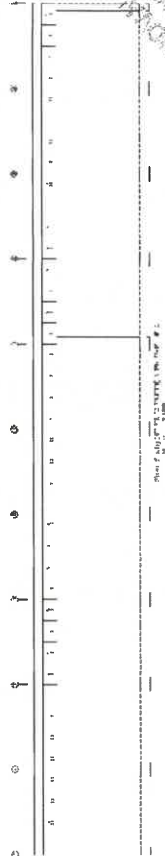
FOR APPROVAL ONLY
NOT FOR CONSTRUCTION



FOR APPROVAL ONLY
NOT FOR CONSTRUCTION



FOR APPROVAL ONLY
NOT FOR CONSTRUCTION



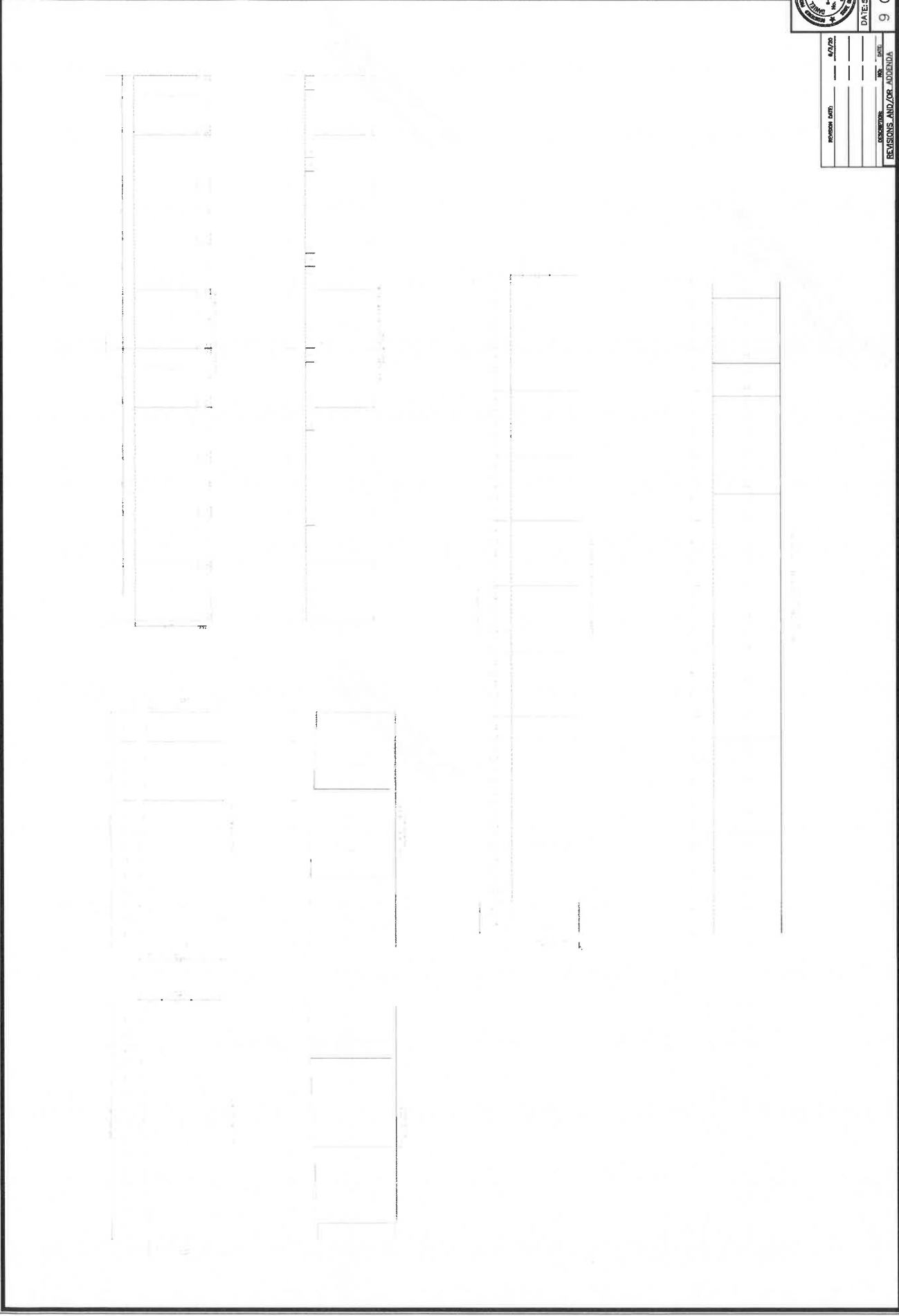


DATE: 5/19/2020	9 OF 9
REVISIONS AND/OR ADDENDA	
REVISION	DATE
1	5/19/20

HOLLAND RIVERSIDE MARINA
7000 HOLLAND TRACT RD
BRENTWOOD, CA 94515

ELEVATIONS 40' X 12'

LARS ANDERSEN & ASSOCIATES, INC.
1000 WEST 10TH AVENUE, SUITE 200
DENVER, CO 80202
TEL: 303-733-1234 FAX: 303-733-1235
WWW.LARSANDERSEN.COM



CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, JULY 20, 2020

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

JUL 15 2020

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of June 16, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT <https://cccounvty-us.zoom.us/j/96418077413>

Meeting ID: 96418077413

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.
PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounty.us OR BY VOICEMAIL AT (925) 674-7792.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. COMPLIANCE REVIEW: CONTINUED PUBLIC HEARING

- 2a. JEFF STONE (Applicant) & MICHAEL SCARPELLI (Owner), County File #CV19-0107 & TP19-0059: The applicant is seeking approval of a modification to Condition of Approval (COA) #15D of Minor Subdivision County File #MS93-0021, and a Tree Permit to remove nine code-protected trees, and work within the dripline of an additional 7 code-protected trees, to allow for the construction of an onsite detention basin rather than offsite drainage improvements to comply with County drainage requirements. The project site includes 1973 La Cadena - and three vacant easterly adjacent parcels bounded by La Cadena to the south, Avenida Nueva to the east, and Calle Los Callados to the north - in the Diablo area. (Zoning: R-20 Single Family Residential, -UE Urban Farm Animal Exclusion Combining District) (APN: 195-260-010, -013, -014, -015). (Continued from 07/06/2020 LC) AV Staff Report

3. LAND USE PERMIT: PUBLIC HEARING

- 3a. JOSH BURKE (Applicant) - 3251 FRANKLIN CANYON LLC (Owner), County File #LP20-2008: An application for a land use permit to establish a medical patient transport (Ambulance) business on a site zoned Heavy-Industrial (H-I) in the Franklin Canyon area of Hercules. The business will occupy an office space and parking spaces for up to 5 ambulances within the existing facility. The subject property is a developed 1.85-acre site located at 3251 Franklin Canyon Road in the Hercules area of the County. (Zoning: H-I) (General Plan: LI) (APN: 358-030-029) GF Staff Report

4. DEVELOPMENT PLAN: PUBLIC HEARING

- 4a. DIABLO COUNTRY CLUB (Applicant and Owner), County File DP19-3017: The applicant requests approval of a Development Plan for the Diablo Country Club Facilities Upgrade consisting of replacing the existing tennis shop, bocce courts, driving range, and patios, with a Wellness Center Building, a Golf Simulator Building, three new bocce courts, a new patio, and an event lawn. In addition, a 22-space parking lot would be added to augment existing Country Club parking. The application includes a request for a Tree Permit to remove 23 protected trees, and to work within the driplines of two protected trees. The project site is located at 1700 Club House Drive, in the Diablo area of unincorporated Contra Costa County. CEQA: The Zoning Administrator will consider the adoption of a Mitigated Negative Declaration and related findings for this project. (Zoning: F-R Forestry Recreation District) (Assessor's Parcel Number: 195-210-038) SM Staff Report

5. VARIANCE: PUBLIC HEARING

- 5a. KELLY HUDDLESTON (Applicant and Owner), County File #VR20-1006: The applicant seeks approval of a Variance to allow an 11-foot side yard, where 15 feet is the minimum required, for the purpose of constructing a 550 square-foot addition to the front of an existing single-family residence on a parcel of substandard average width. The subject property is located at 2391 Tice Valley Boulevard, in an unincorporated area of Walnut Creek. (Zoning: R-20 Single-Family Residential) (APN: 188-142-007) AV Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 3, 2020.

CONTRA COSTA COUNTY ZONING ADMINISTRATOR

MONDAY, AUGUST 3, 2020

30 MUIR ROAD
MARTINEZ, CA 94553

RECEIVED

JUL 29 2020

REVISED

BY: _____

1:30 P.M.

To slow the spread of COVID-19, the Health Officer's Shelter Order of June 16, 2020, prevents public gatherings. In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20.

Zoning Administrator meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT : <https://cccounvty-us.zoom.us/j/99130930476>

Meeting ID: : 991 3093 0476

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application.

PERSONS WHO WISH TO ADDRESS THE ZONING ADMINISTRATOR DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE OR DURING THE MEETING BY EMAIL AT planninghearing@dcd.cccounvty.us OR BY VOICEMAIL AT (925) 674-7792.

All commenters will be limited to three (3) minutes each. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting. The Zoning Administrator may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at http://contra-costa.granicus.com/ViewPublisher.php?view_id=13.

NOTICE: The Zoning Administrator may alter the order of agenda items at the meeting. The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in Zoning Administrator meetings. Please contact Hiliana Li at least 48 hours before the meeting at (925) 674-7792.

1. PUBLIC COMMENTS:

2. LAND USE PERMIT: PUBLIC HEARING

- 2a. BRYAN AND MICHELE LUCAY (Applicants and Owners) - County File #LP19-2006: The applicant seeks approval of a Land Use Permit to allow the establishment of a winery (Type 2 – Winegrowers license) on an open storage, wine production, and wine tasting. The winery will be open to the public on Fridays after 3:00 pm, and open on Saturdays, Sundays, and State Holidays. All other public access will be by appointment only. The applicant is also proposing to use the property for special events, such as weddings, winemaker dinners, and family movie nights for a total of up to 41 events per year. Approximately 31 parking spaces will be provided for the project. The project also includes a request for an exception to the County's collect and convey requirement. The 15-acre property is located at 1600 Chestnut Street in the unincorporated area of Brentwood. CEQA: The Zoning Administrator will consider the adoption of a Negative Declaration and related findings for this project. (Zoning: A-40, Exclusive Agricultural District) (APN: 015-040-009) JC Staff Report

- 2b. CROWN CASTLE, INC (Applicant) - STONEMOR CALIFORNIA INC (Owner), County File #LP20-2012: The applicant requests approval of a Land Use permit for the renewal of the wireless telecommunication facility established under County File #LP12-2099. The project site is located at 2099 Reliez Valley Road in the unincorporated area of Martinez. (Zoning: A-2 General Agricultural District) (Parcel Number: 365-170-031) JL Staff Report

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY ZONING ADMINISTRATOR WILL BE HELD ON MONDAY, AUGUST 17, 2020.

Staff reports prepared for hearing items may be obtained by calling the Community Development Division at (925) 674-7792 or by visiting our office at 30 Muir Road, Martinez, California. Environmental Impact Reports have been prepared for each of the agenda items indicated by an asterisk (*).

Any disclosable public records related to an open session item on a regular meeting agenda and distributed by the Community Development Division to the Zoning Administrator less than 72 hours prior to that meeting are available for public inspection at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours.

Recordings of this hearing are available for reviewing or copying purposes at the Community Development Division of the Department of Conservation and Development, 30 Muir Road, Martinez, California during normal business hours. We are open continuously from 7:30 a.m. to 5:00 p.m. Monday through Thursday and 7:30 a.m. to 4:00 p.m. on Friday. Advance arrangements may be made by calling (925) 674-7205.

**COUNTY PLANNING COMMISSION
CONTRA COSTA COUNTY
WEDNESDAY, AUGUST 12, 2020
30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553**

RECEIVED

AUG - 6 2020

BY: _____

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Shelter Order of June 16, 2020, prevents public gatherings. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone. ACCESS THE MEETING LIVE ONLINE AT <https://cccounvty-us.zoom.us/j/99006842820>

Meeting ID: 990 0684 2820

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

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The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

**** 6:30 P.M. ****

1. PUBLIC COMMENTS:
2. BOARD OF APPEALS: PUBLIC HEARING
- 2a. JILLIAN BLANCHARD, REPRESENTING NICOLE ASHAR AND JOSEPH PETROZIELLO (Appellants) - HOWARD MCNENNY (Applicant) - MARY HANLEY (Owner), County File #DP19-3019: This is an appeal of the Zoning Administrator's decision to approve a Development Plan for a Kensington Design Review for an approximately 326-square-foot two-story addition, an interior remodel of the upstairs, and replacement of an existing deck at the rear of the existing single-family residence. The subject property is located at 120 St. Albans Road in the Kensington area. (Zoning: Single-Family Residential (R-6), Tree Obstruction of Views (-TOV), and Kensington (-K) Combining Districts) (APN: 572-124-006) MM Staff Report
3. GENERAL PLAN AMENDMENT: PUBLIC HEARING
- 3a. CONTRA COSTA COUNTY (Applicant), County File #GP19-0004: This project is a County-initiated General Plan Amendment (GPA) affecting the Land Use Element of the 2005-2020 Contra Costa County General Plan. The proposed GPA would add: 1) a new vision statement, 2) new policies, 3) a new implementation measure, and 4) a new map, all relating to development and infrastructure improvements in the unincorporated community of Saranap, an approximately 1.1 square mile area located between the cities of Walnut Creek and Lafayette, adjacent to the southwest side of the State Route 24/Interstate 680 interchange. (General Plan: Commercial (CO), Multi-Family Residential - Medium Density (MM), Multi-

Family Residential – High Density (MH), and Single-Family Residential – High Density (SH); Zoning: Retail Business (R-B), Multi-Family Residential (M-29), Two-Family Residential (D-1), and General Commercial (C) districts) DB Staff Report

4. STAFF REPORT:
5. COMMISSIONERS' COMMENTS:
6. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, AUGUST 26, 2020.